



4 Monks Row, Exbury Road, Blackfield SO45 1XD

£295,000

paul jeffreys



4 Monks Row, Exbury Road, Blackfield

AN EXTREMELY WELL-PRESENTED 3 BED END OF TERRACE HOUSE

Re-fitted kitchen & bathroom, in immaculate decorative order,
being a short walk of the New Forest National Park and short
distance from Lepe Country Park & Beach
Gas central heating, double glazing, large single garage

ACCOMMODATION

Entrance porch, hall, lounge, kitchen, 3 bedrooms, bathroom

ENTRANCE PORCH Replacement part glazed composite stable
front door, part glazed tiled floor, part glazed door to:

ENTRANCE HALL Staircase with storage below with worktop
with integrated freezer and further cupboard, radiator, recessed
downlighters.

LOUNGE c.4.60m x 3.87m (15'1" x 12'8"). Rear and side aspect
windows, glazed double doors to rear garden, electric fire, two
double radiators.

KITCHEN c.2.90m x 2.56m (9'6" x 8'4"). Refitted, comprising
inset single drainer sink unit with cupboards below and space &
plumbing for automatic washing machine, base units with
cupboards and drawers with worktops above and tiled
splashbacks, range of wall cupboards, 'Vaillant' gas fired
combination boiler, breakfast bar, radiator, front aspect window.

LANDING Hatch to loft space.

BEDROOM 1 c.2.94m x 2.52m (9'8" excl. wardrobes x 8'3").
Built in double wardrobe, radiator, recessed downlighters, rear
aspect window.

BEDROOM 2 c.2.94m x 2.00m (9'8" x 6'6"). Radiator, rear
aspect window, recessed downlighters.

BEDROOM 3 c.2.84m x 1.83m (9'4" x 6' measurements are
maximum, but exclude built in cupboard). Radiator, built in
single cupboard, recessed downlighters, front aspect
window.

BATHROOM Refitted with white suite comprising pedestal
wash hand basin, close coupled WC, panelled bath with
fully tiled surround with mixer tap shower attachment over,
chrome heated towel rail, half tiled walls, large built in
double cupboard, extractor fan, front aspect window.

OUTSIDE

FRONT GARDEN Bordered by picket fencing, lawn, flower bed,
block paved path leading around side of property, outside tap,
side pedestrian gate leading to:

REAR GARDEN Lawned area, raised decked area, flower and
shrub beds, personal door leading to: **GARAGE** c.5.42m x 4.29m
(17'9" x 14'1"), two windows, electric door, power and light.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1,984.54.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 64.7 sq. metres 696.2 (sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

AGENT'S NOTE The garage, which is situated at the back of the garden is approached via a shared drive, which we understand is in ownership of one of the bungalows at the back of the property. We further understand that No. 4 has full right of access along this track to get to their garage. There is a further track that extends across the back of No. 4 and Nos. 3, 2 & 1 Monks Row and the ownership of this extends to the conifer hedge, with Nos. 1, 2 & 3 having full right of access across this.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn and fork left before the Hospital into Fawley Road. On reaching the Hardley roundabout, take 2nd exit into Long Lane and proceed through Holbury to the mini roundabout. Take 2nd exit and proceed through the traffic lights to the centre of Blackfield and then turn right into Exbury Road and the property will be found some way along on the right hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

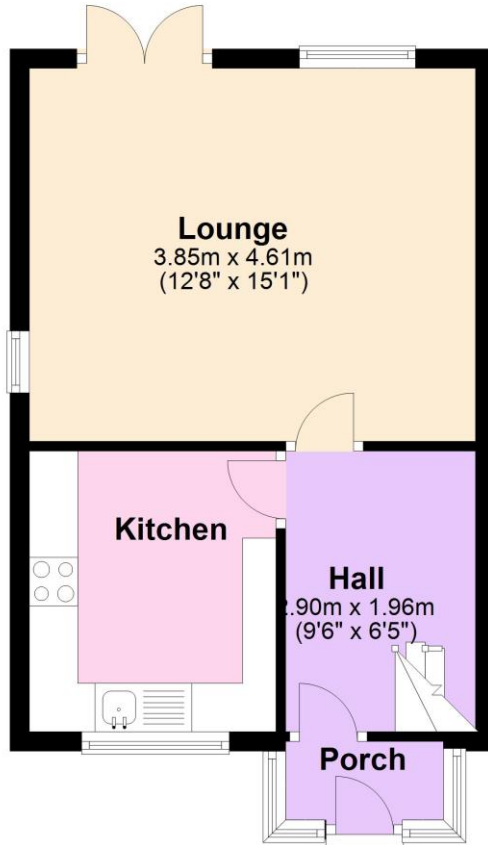
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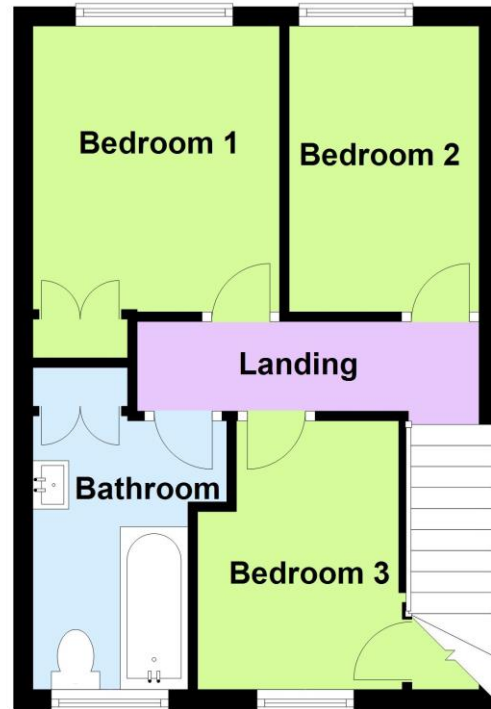
Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 64.7 sq. metres (696.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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